



APPLICATION SPECIAL USE PERMIT

SUP 2015-00032

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership** ☐ **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 703 King Street, Alexandria, VA 22314

TAX MAP REFERENCE: 074.02-02-08 **ZONE:** (489) <(310)

APPLICANT

Name: Olea Restaurant, Inc.

Address: 703 King Street, Alexandria, VA 22314

PROPERTY OWNER

Name: Antonio Flores

Address: 9030 Lucia Lane, Alexandria, VA 22308

SITE USE: Restaurant

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Stephen W. Fogleman

Print Name of Applicant or Agent

703 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

703-966-5149

Telephone #

Fax #

steve@magnoliasonking.com

Email address

3/19/2015

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2014-0039

Date approved: May / 05 / 2014
month day year

Name of applicant on most recent special use permit Mehrnoosh Rajabi

Use **Restaurant**

2. Describe below the nature of the *existing* operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

No change in operation. Restaurant, 60 patron capacity, average of 5 employees, no parking available to patrons or employees.

[illegible]

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

No changes are being proposed.

Business Name Change: Magnolia's on King
New Menu

Previously, Mehrnoosh Rajabi was 100%
owner and now is 40% owner

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

____ / ____ / ____
month day year

5. Describe any proposed changes to the conditions of the special use permit:
Change from ownership by Mehrnoosh Rajabi to Olea Restaurant, Inc.

6. Are the hours of operation proposed to change? ☐ Yes ☒ No
If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No
If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? X Yes ____ No
If yes, describe the type of renovations and/or list any new equipment proposed.

Exterior renovations to include remove awning, existing opening to remain, remove existing windows, all new windows and door with tempered glass, install new custom window in the middle, large pane, low-E glass with wood panels at the bottom, new custom windows on both sides, remove existing solid wood door and replace with full glass door.

9. Are you proposing changes in the sales or service of alcoholic beverages? X Yes ____ No
If yes, describe proposed changes:
A cocktail liquor license has been obtained to offer a full range of alcoholic beverages to include wine, beer, and cocktails.

10. Is off-street parking provided for your employees? ☐ Yes ☒ No
If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? ☐ Yes ☒ No
If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? ☒ Yes ☐ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) ☐ Property owner ☒ Lessee
☐ other, please describe: _____

16. The applicant is the (check one) ☒ Current business owner ☐ Prospective business owner
☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Applicant: Olea Restaurant, Inc., 703 King Street, Alexandria, VA 22314

Owner: Stephen Fogleman, 2400 Clarendon Blvd., Arlington, VA 22201

Owner: Mehrnoosh Rajabi, 703 King Street, Alexandria, VA 22314

60% ownership
40% ownership



Existing Facade' condition



Proposed Facade' Design

Board of Architectural Review - Old & Historic Alexandria District

Project: Magnolia's On King

Address: 703 King Street Alexandria VA, 22314

Date: March 16th 2015



Studio Ideya
ARCHITECTURE • INTERIORS



Proposed Facade' Design



Studio Ideya^o
ARCHITECTURE • INTERIORS

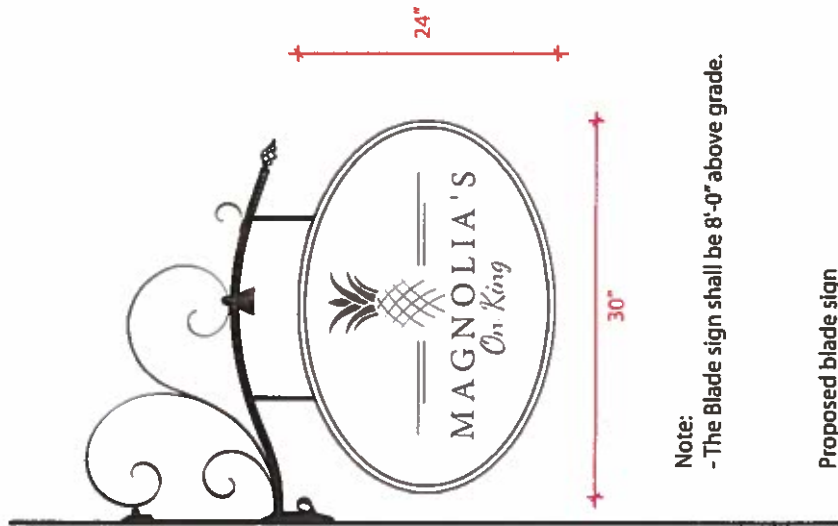
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Note:

- The Blade sign shall be 8'-0" above grade.

Proposed blade sign

N.T.S.



Note:

- The Main sign shall be 12'-0" above grade.
- Metal channel letter sign and Blade Sign shall be installed over existing brick.

Proposed main sign

N.T.S.



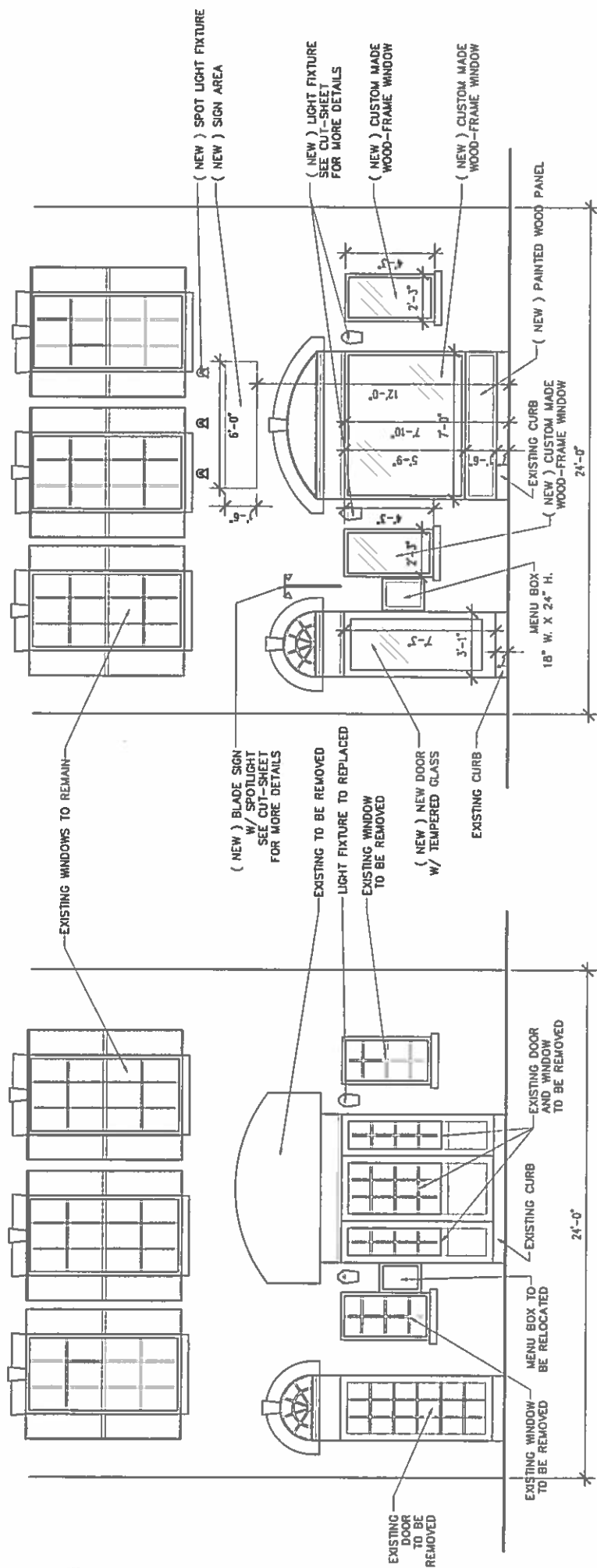
Studio Ideya
ARCHITECTURE • INTERIORS

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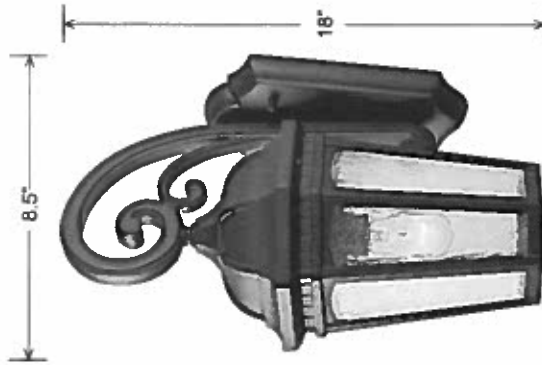
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1 EXISTING CONDITION
1/4" = 1'-0"

2 PROPOSED DESIGN $1\frac{1}{4}" = 1'-0"$

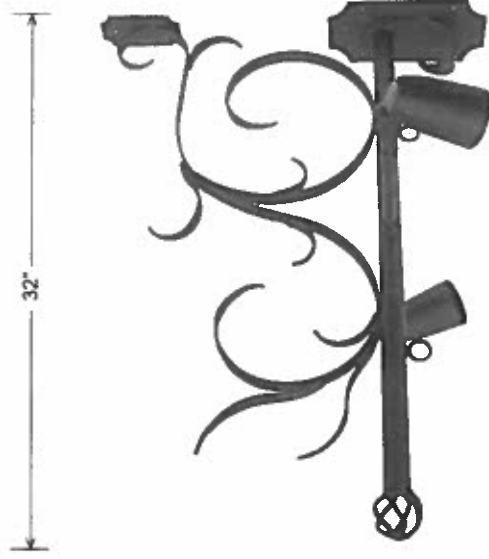
Magnolia's on King



- Clear seeded glass.
- Textured black finish.

Exterior Sconce

N.T.S.



- Wrought iron bracket with finial
- (2) Extension arms
- (2) Aluminum bullet style lights
- Finish: Black powder coat finish

Blade sign with Build-in spot light

N.T.S.



- Construction: Extruded aluminum floodlight body with adjustable cast aluminum swivel legs
- Lens: Clear Glass (ring w/glass lens is removable from fixture housing)
- Wiring: Standard 120 volt leads (W, B, Gr) approx 4' past mounting plate
- Mounting: 4.5" Diameter round mounting plate designed to fit over standard flush mount 4" round or octagonal j-box
- Finish: Black powder coat finish

Sign spot light

N.T.S.



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